

**Warangal(Urban) DISTRICT****APPROVAL FOR BUILDING CONSTRUCTION**

To,

Sri/Smt. M/S J.R. CONSTRUCTIONS

S/o /D/o/ W/o : S/o LAXMA REDDY

Relationship: S/o LAXMA REDDY

Represented By: Sri GAYAM NISHCHAY REDDY AND OTHER

Address: H.No 2-6-1231/2, KLN REDDY COLONY, HANAMKONDA

Pin Code : 506001

Telangana.

FILE No.	:	000467/BP/DTCP/3006/0003/2021
PERMIT No.	:	0039/BP/3006/2021
DATE	:	12 November, 2021

Sir / Madam,

Sub: GWMC Municipality/Municipal Corporation - Warangal(Urban) District - TS-bPASS - Construction of Residential Bldg/Apartment building - Approval - under section 174(6) of Telangana Municipalities Act 2019 - Issued.

Ref: 1.Your Application dated: 25 June, 2021
 2.G.O.Ms.No.168, M.A., dt.07-04-2012.
 3.G.O.Ms.No.7, M.A., dt.05-01-2016.
 4.GO. Ms. No. 62 MA dated 21.03.2020
 5.Telangana Municipalities Act, 2019
 6.TS-bPASS Act, 2020

Your application submitted in the reference 1st cited has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A	APPLICANT AND LICENSED PERSONNEL DETAILS:						
1	Applicant	M/S J.R. CONSTRUCTIONS					
2	Relationship of the Applicant	S/o LAXMA REDDY					
3	Represented By	Sri GAYAM NISHCHAY REDDY AND OTHER					
4	Developer / Builder	CH. NARSAIAH	Lic.No.	214/2018			
5	Licensed Technical Person	K ROJA	Lic.No.	CA/2015/72825			
6	Structural Engineer	R SURYANARAYANA	Lic.No.	01/2011-2017			
7	Others	NA					
B	SITE DETAILS						
1	Survey / Premises No.	558					
2	Plot No.	4 AND 5	House No.		2-10-915/1		
3	Layout / Sub Divn. No.	69					
4	Street	BANK COLONY, HANAMKONDA, WARANGAL					
5	Ward/Village	Waddepally	Locality		BANK COLONY, SUBEDARI, HANAMKONDA		
6	Town / City	NA					
C	DETAILS OF PERMISSION SANCTIONED						
Building - RESIDENTIAL (RESIDENTIAL) (Height (m): 14.7)							
1	Floors	Ground		Upper floors		Parking floors	
2	Use	No.	Area (m2)	No.	Area (m2)	Level	No. Area (m2)
a	Residential	0	0.00	5	1,217.30	Cellar	0 0.00
b	Commercial	0	0.00	0	0.00	Stilt	1 212.42
c	Others	0	0.00	0	0.00	U.Floors	0 0.00
d	No of floors	1 Stilt + 5 upper floors					
e	Set backs (m)	Front		Rear		Side I	Side II
		3		2.51		2.5	2.5
4	Site Area (m2)	445.73					
5	Road affected area (m2)	0					
6	Net Area(m2)	445.73					
7	Tot-lot (m2)	NA					
8	Height (m)	14.70					
9	No. of RWHPs	4					
10	No. of Trees	NA					
11	Others	NA					
D	DETAILS OF FEES PAID (RS.) TOTAL :						
Sr.No.	Description				Amount		
Initial Fee							

1	Processing Fee				10,000.00		
Initial Fee							
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Building Permit Order Fee							
1	Building Permit Fee				35,460.00		
2	Compound Wall Charges				4,950.00		
3	Debris Charges				3,000.00		
4	Development Charges (built Up Area)				48,720.00		
5	Development Charges (land)				7,105.00		
6	Enviromment Impact Fees				47,740.00		
7	Postage/ Advertisement Charges				200.00		
8	Rain Water Harvesting Charges (deposit)				11,150.00		
9	TSbPASS Charges				1,000.00		
10	Vacant Land Tax				30,680.00		
Labour Fee							
1	1% Labour Cess				1,12,555.00		
				Total :	3,22,560.00		
E	OTHER DETAILS :						
1	Contractor's all Risk Policy No.	431400/44/2022/28	Date	24 June, 2021	Valid Upto	23 June, 2024	
2	Notarised Affidavit No.	13432	Date	06 November, 2021	Area (m2)	141.89	
3	Enter Sr. No. in prohibitory Property Watch Register		13432	Date	06 November, 2021		
4	Floor handed over	THIRD FLOOR	S.R.O.	WARANGAL			
F	TOT LOT						
	All Residential/Institutional/Industrial Plots above 750 Sq.mts in addition to 1mts green strip 5% of the site area to be developed as organized open space and be utilized as greenery, totlot or soft land scaping etc.						
G	DETAILS OF PAYMENT						
1	Total Fee		322,560.00				
2	Mode of Payment		TP				
3	Transaction Ref. Details		TS/1452/2021				
H	Construction to be Commenced Before		12 May, 2022				
I	Construction to be Completed Before		12 November, 2024				

The approval for building construction is issued subject to the following conditions:

1. The approval issued does not confer upon any ownership rights over the property. The applicant is solely responsible for legal litigations or disputes if any
2. Applicant should not construct more than **1 Stilt + 5 upper floors** . Any further construction beyond will be liable for penalty / demolition without notice.
3. The applicant shall construct as per the Sanctioned plan submitted. No structure / balcony projection is allowed in setback area.
4. The proposed construction should be in conformity with the master plan land use and zoning regulations.
5. The proposed site should not be a Government land / Prohibited land / ULC Land / Disputed land / Municipal land / Layout Open space / Water bodies / NALA / Earmarked Parks and playgrounds.
6. No building activity shall be carried out in certain areas as per rule 3 of G.O. Ms. No. 168 MA dt:07-04-2012,
7. Applicant shall construct **(4)** rain water harvesting pits, and Will plant **(NA)** Trees with in the plot at appropriate location as per G.O.Ms.No.350 MA dt:09-06-2000.
8. The applicant shall commence the construction within **6 months** and should complete with in a period of **3 years** in case of Non-High Rise Buildings and 5 years in case of High Rise Buildings & Group Development schemes from date of approval. The Permission can be re validated for another 2 Years on Payment of Building permit Fee. Further, applicant shall upload the pictures of commencement of construction within 6 months as per 174 (13) of Telangana Municipalities Act 2019.
9. Post verification will be carried out as per Telangana Municipalities Act 2019 and action will be initiated under section 178 & 180 if any violation or misrepresentation of the facts is found.
10. The Applicant is liable for penal action as per Telangana Municipalities Act, 2019 in case of misrepresentation or false declaration and the building permission issued will be revoked and construction there upon will be demolished without issuance of any notice under section 174 (4) of Telangana Municipalities Act 2019.

11. In case of building is constructed in deviation to the sanction plan, the construction made in deviation to the sanction plan will be demolished without issuance of any notice under section 174 (4) of Telangana Municipalities Act 2019.
12. The area mortgaged will be released on submission of completion certificate and occupancy certificate.
13. Sanctioned Plan shall be followed strictly while making the construction & shall be displayed at the site.
14. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
15. Prior Approval should be obtained separately for any modification in the construction.
16. Tree Plantation shall be done along the periphery and also in front of the premises.
17. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate where ever applicable.
18. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
19. Garbage House shall be made within the premises duly segregating dry and wet waste.
20. Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted or misused for any other purpose.
21. This sanction approval is accorded on surrendering of Road affected portion of the site to Municipality/Municipal Corporation at free of cost without claiming any compensation at any time as per the undertaking submitted.
22. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
23. The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.
24. A safe distance from Electrical Lines shall be followed as per rules.
25. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
26. All Public and Semi Public buildings shall provide facilities to physically handicapped persons.
27. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
28. The Registration authority shall register only the permitted built up area as per sanctioned plan.
29. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area.
30. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
31. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the Commissioner.
32. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
33. As per the undertaking executed in terms of Building Rules-2012,
 - a. The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
 - b. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
 - c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions.
 - d. The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from ULB after providing all the regular service connections to each portion of the building and duly submitting the following.
 - i. Building Completion Notice issued by the LTP duly certifying that the building is completed asper the sanctioned plan.
 - ii. Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
 - iii. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - iv. Insurance Policy for the completed building for a minimum period of three years.
34. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like;
 - i) To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
 - ii) Provide Fire resistant swing door for the collapsible lifts in all floors.
 - iii) Provide Generator, as alternate source of electric supply.
 - iv) Emergency Lighting in the Corridor / Common passages and stair case.
 - v) Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190-1992.
 - vi) Manually operated and alarm system in the entire buildings;

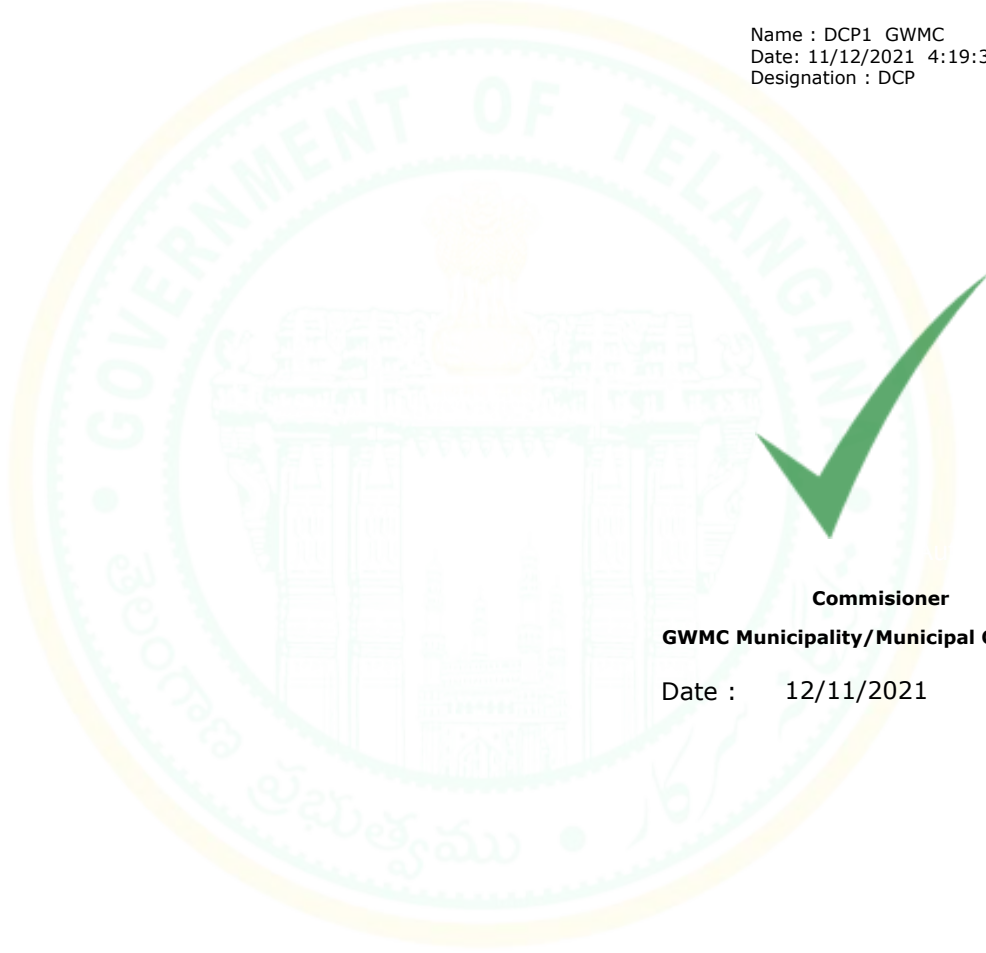
- vii) Separate Underground static water storage tank capacity of 25, 000 lits. Capacity.
- viii) Separate Terrace Tank of 25,000lits capacity for Residential buildings;
- ix) In addition to wet riser or down-comer, first- aid hose reels shall be installed in buildings as per Fire NOC.
- x) Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
- xi) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
- xii) Transformers shall be protected with 4 hours rating fire resist constructions.
- xiii) To create a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Proceeding Conditions

1. The Owner / Developers shall ensure the safety of construction workers.

Yours Faithfully

Name : DCP1 GWMC
Date: 11/12/2021 4:19:31 AM
Designation : DCP



Commisioner
GWMC Municipality/Municipal Corporation

Date : 12/11/2021

NOTE: This is computer generated letter, doesn't require any manual signatures.